HOUSING MARKET INFORMATION

HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: November 2008

New Home Market

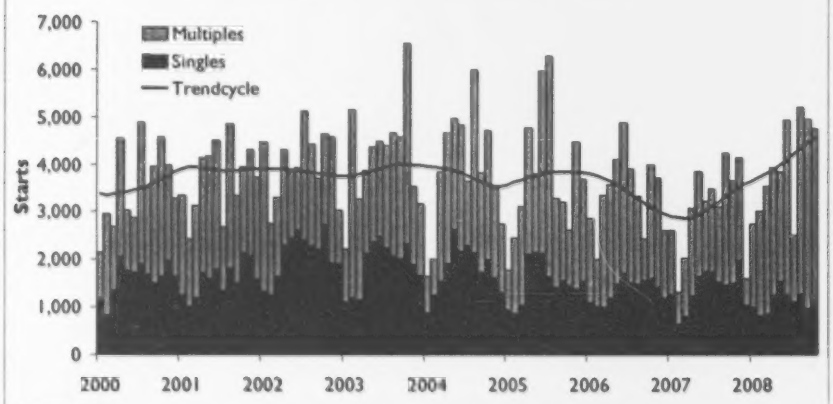
Above-Average Starts in October

The seasonally-adjusted annual rate (SAAR) of total housing starts moderated by 11 per cent to 46,200 in October, in comparison to September. While lower, the annual rate of home starts still remained well above the average for the past three years.

Total housing starts on an unadjusted basis remains strong so far this year with starts up by 31 per cent compared to the first ten months of 2007. Condominium apartment starts continue to drive new home construction with starts continuing to be much higher than last year's levels through October. The record level of condominium apartment construction has resulted

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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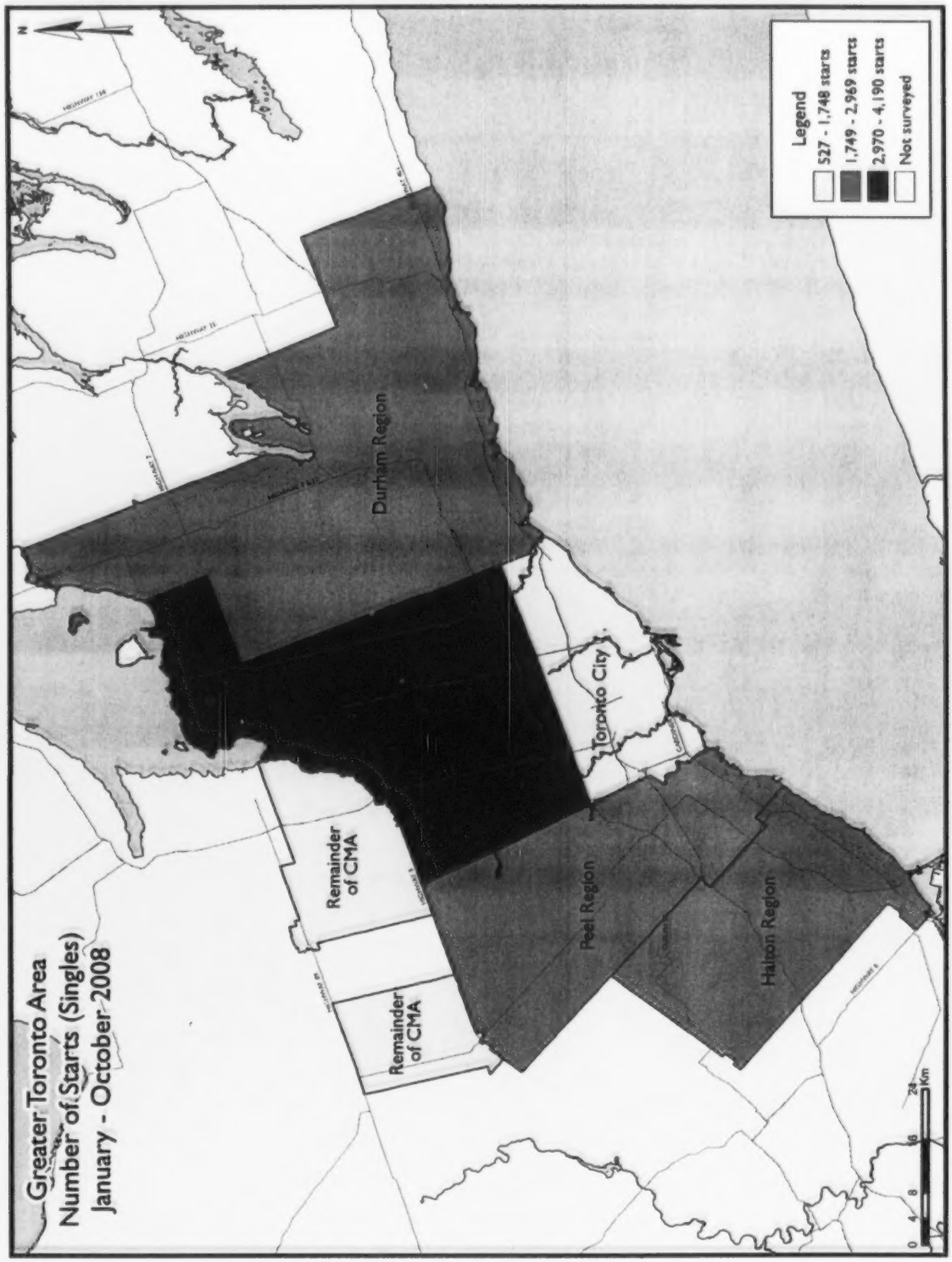
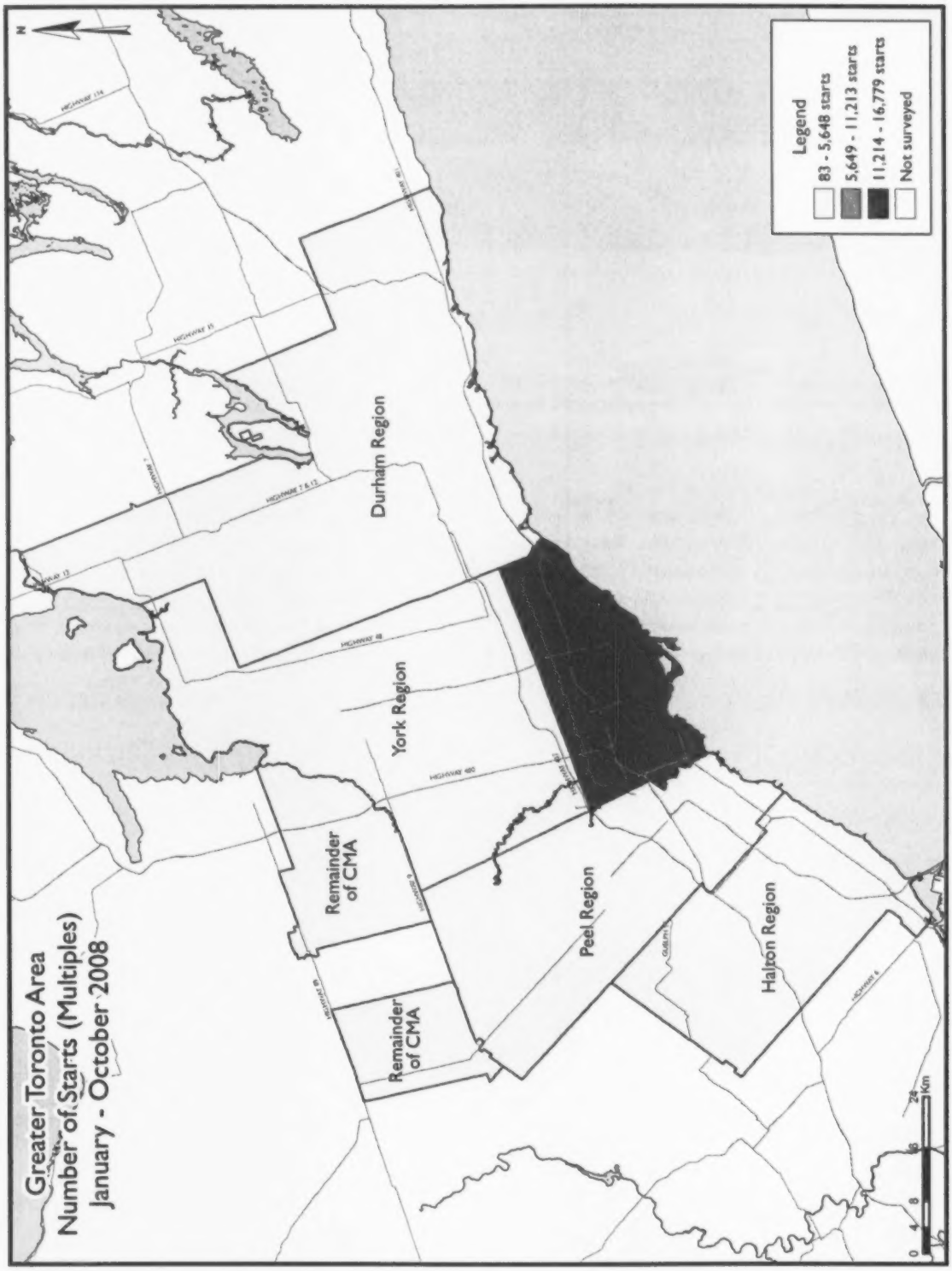
in a substantial jump in total new home construction this year.

Strong condominium apartment starts have occurred for two reasons. First, there has been a backlog of pre-construction sales of condominium apartments over the past two years that are now beginning construction. Second, lower prices of condominium apartments compared to that of low rise home types over the past two years attracted many first-time buyers into homeownership.


Greater Toronto Area
Number of Starts (Singles)
January - October 2008
Legend
527 - 1,748 starts
1,749 - 2,969 starts
2,970 - 4,190 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - October 2008
Legend
83 - 5,648 starts
5,649 - 11,213 starts
11,214 - 16,779 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2008	977	132	245	1	133	2,932	0	0	4,420
October 2007	1,331	196	182	0	10	1,584	0	27	3,330
% Change	-26.6	-32.7	34.6	n/a	**	85.1	n/a	-100.0	32.7
Year-to-date 2008	9,797	1,826	2,321	49	1,648	19,972	20	1,152	36,785
Year-to-date 2007	12,015	2,368	3,900	27	1,059	8,053	4	598	28,024
% Change	-18.5	-22.9	-40.5	81.5	55.6	148.0	**	92.6	31.3
UNDER CONSTRUCTION									
October 2008	8,143	1,660	2,694	55	1,430	36,272	20	1,989	52,263
October 2007	9,782	1,652	3,894	30	904	27,241	4	2,640	46,147
% Change	-16.8	0.5	-30.8	83.3	58.2	33.2	**	-24.7	13.3
COMPLETIONS									
October 2008	1,404	158	324	0	82	561	0	271	2,800
October 2007	1,240	282	309	2	162	472	0	5	2,472
% Change	13.2	-44.0	4.9	-100.0	-49.4	18.9	n/a	**	13.3
Year-to-date 2008	11,567	1,814	2,952	18	964	10,504	0	1,573	29,392
Year-to-date 2007	11,474	2,190	3,105	22	1,172	6,250	0	355	24,568
% Change	0.8	-17.2	-4.9	-18.2	-17.7	68.1	n/a	**	19.6
COMPLETED & NOT ABSORBED									
October 2008	563	53	70	0	22	243	13	119	1,083
October 2007	351	67	107	0	27	242	14	16	824
% Change	60.4	-20.9	-34.6	n/a	-18.5	0.4	-7.1	**	31.4
ABSORBED									
October 2008	1,375	157	313	0	84	538	0	14	2,481
October 2007	1,204	271	310	2	165	467	0	4	2,423
% Change	14.2	-42.1	1.0	-100.0	-49.1	15.2	n/a	**	2.4
Year-to-date 2008	11,413	1,816	3,064	18	967	10,456	1	1,152	28,887
Year-to-date 2007	11,483	2,179	3,143	22	1,183	6,560	8	428	25,006
% Change	-0.6	-16.7	-2.5	-18.2	-18.3	59.4	-87.5	169.2	15.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2008	137	0	12	0	12	12	0	0	173
October 2007	181	0	14	0	47	0	0	0	242
% Change	-24.3	n/a	-14.3	n/a	-74.5	n/a	n/a	n/a	-28.5
Year-to-date 2008	1,375	4	247	0	177	24	0	27	1,854
Year-to-date 2007	1,484	12	102	0	70	131	0	146	1,945
% Change	-7.3	-66.7	142.2	n/a	152.9	-81.7	n/a	-81.5	-4.7
UNDER CONSTRUCTION									
October 2008	1,132	4	274	0	204	155	0	0	1,769
October 2007	1,249	10	115	0	105	454	0	146	2,079
% Change	-9.4	-60.0	138.3	n/a	94.3	-65.9	n/a	-100.0	-14.9
COMPLETIONS									
October 2008	150	0	24	0	6	0	0	0	180
October 2007	136	0	15	0	4	30	0	0	185
% Change	10.3	n/a	60.0	n/a	50.0	-100.0	n/a	n/a	-2.7
Year-to-date 2008	1,480	8	152	0	160	108	0	6	1,914
Year-to-date 2007	1,561	10	178	0	86	234	1	0	2,070
% Change	-5.2	-20.0	-14.6	n/a	86.0	-53.8	-100.0	n/a	-7.5
COMPLETED & NOT ABSORBED									
October 2008	38	0	21	0	30	143	0	0	232
October 2007	40	3	20	0	7	84	0	0	154
% Change	-5.0	-100.0	5.0	n/a	**	70.2	n/a	n/a	50.6
ABSORBED									
October 2008	143	0	19	0	11	0	0	0	173
October 2007	139	0	14	0	4	22	0	0	179
% Change	2.9	n/a	35.7	n/a	175.0	-100.0	n/a	n/a	-3.4
Year-to-date 2008	1,478	11	147	0	147	50	0	6	1,839
Year-to-date 2007	1,561	9	173	0	79	152	1	0	1,975
% Change	-5.3	22.2	-15.0	n/a	86.1	-67.1	-100.0	n/a	-6.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area October 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2008	1,098	146	257	1	182	3,056	0	0	4,740
October 2007	1,503	214	216	0	101	1,584	0	27	3,645
% Change	-26.9	-31.8	19.0	n/a	80.2	92.9	n/a	-100.0	30.0
Year-to-date 2008	11,164	1,908	2,614	57	2,002	20,362	20	1,175	39,302
Year-to-date 2007	13,616	2,446	4,091	17	1,307	8,272	4	744	30,497
% Change	-18.0	-22.0	-36.1	**	53.2	146.2	**	57.9	28.9
UNDER CONSTRUCTION									
October 2008	9,419	1,724	3,025	58	1,795	36,892	20	1,989	54,922
October 2007	11,156	1,730	4,143	17	1,119	27,762	4	2,894	48,825
% Change	-15.6	-0.3	-27.0	**	60.4	32.9	**	-31.3	12.5
COMPLETIONS									
October 2008	1,576	164	351	0	88	561	0	271	3,011
October 2007	1,384	282	347	0	215	457	0	5	2,690
% Change	13.9	-41.8	1.2	n/a	-59.1	22.8	n/a	**	11.9
Year-to-date 2008	13,017	1,882	3,197	14	1,241	10,580	0	1,569	31,500
Year-to-date 2007	13,194	2,200	3,388	7	1,431	6,643	37	322	27,222
% Change	-1.3	-14.5	-5.6	100.0	-13.3	59.3	-100.0	**	15.7
COMPLETED & NOT ABSORBED									
October 2008	613	59	99	0	53	386	13	119	1,342
October 2007	390	70	130	0	44	350	15	20	1,019
% Change	57.2	-15.7	-23.8	n/a	20.5	10.3	-13.3	**	31.7
ABSORBED									
October 2008	1,529	163	335	0	95	538	0	14	2,674
October 2007	1,351	271	347	0	211	444	4	8	2,636
% Change	13.2	-39.9	-3.5	n/a	-55.0	21.2	-100.0	75.0	1.4
Year-to-date 2008	12,811	1,881	3,298	14	1,240	10,498	1	1,188	30,931
Year-to-date 2007	13,134	2,191	3,417	7	1,428	6,872	48	582	27,679
% Change	-2.5	-14.1	-3.5	100.0	-13.2	52.8	-97.9	104.1	11.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
October 2008	121	8	15	0	0	1,793	0	0	1,937
October 2007	107	4	27	0	0	1,532	0	27	1,697
York Region									
October 2008	484	108	175	1	0	838	0	0	1,606
October 2007	401	24	84	0	0	52	0	0	561
Peel Region									
October 2008	126	6	21	0	0	301	0	0	454
October 2007	537	134	41	0	0	0	0	0	712
Halton Region									
October 2008	195	24	34	0	170	112	0	0	535
October 2007	216	42	46	0	50	0	0	0	354
Durham Region									
October 2008	172	0	12	0	12	12	0	0	208
October 2007	242	10	18	0	51	0	0	0	321
Toronto CMA									
October 2008	977	132	245	1	133	2,932	0	0	4,420
October 2007	1,331	196	182	0	10	1,584	0	27	3,330
Oshawa CMA									
October 2008	137	0	12	0	12	12	0	0	173
October 2007	181	0	14	0	47	0	0	0	242
Greater Toronto Area									
October 2008	1,098	146	257	1	182	3,056	0	0	4,740
October 2007	1,503	214	216	0	101	1,584	0	27	3,645

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
October 2008	1,227	404	901	0	134	28,328	0	1,254	32,248
October 2007	1,259	228	1,325	0	131	20,308	0	1,952	25,203
York Region									
October 2008	3,047	550	808	2	169	2,990	0	85	7,651
October 2007	3,187	514	1,137	0	219	2,985	4	68	8,114
Peel Region									
October 2008	2,181	466	332	37	633	4,525	20	650	8,844
October 2007	3,324	714	602	2	196	3,368	0	620	8,826
Halton Region									
October 2008	1,351	192	411	8	626	845	0	0	3,433
October 2007	1,488	150	651	0	438	647	0	108	3,482
Durham Region									
October 2008	1,613	112	573	11	233	204	0	0	2,746
October 2007	1,898	124	428	15	135	454	0	146	3,200
Toronto CMA									
October 2008	8,143	1,660	2,694	55	1,430	36,272	20	1,989	52,263
October 2007	9,782	1,652	3,894	30	904	27,241	4	2,640	46,147
Oshawa CMA									
October 2008	1,132	4	274	0	204	155	0	0	1,769
October 2007	1,249	10	115	0	105	454	0	146	2,079
Greater Toronto Area									
October 2008	9,419	1,724	3,025	58	1,795	36,892	20	1,989	54,922
October 2007	11,156	1,730	4,143	17	1,119	27,762	4	2,894	48,825

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
October 2008	91	12	173	0	0	505	0	268	1,049
October 2007	56	4	3	0	0	0	0	4	67
York Region									
October 2008	557	62	39	0	7	0	0	3	668
October 2007	518	150	132	0	52	427	0	1	1,280
Peel Region									
October 2008	333	44	39	0	40	0	0	0	456
October 2007	407	84	70	0	13	0	0	0	574
Halton Region									
October 2008	389	44	73	0	35	56	0	0	597
October 2007	151	24	49	0	146	0	0	0	370
Durham Region									
October 2008	206	2	27	0	6	0	0	0	241
October 2007	252	20	93	0	4	30	0	0	399
Toronto CMA									
October 2008	1,404	158	324	0	82	561	0	271	2,800
October 2007	1,240	282	309	2	162	472	0	5	2,472
Oshawa CMA									
October 2008	150	0	24	0	6	0	0	0	180
October 2007	136	0	15	0	4	30	0	0	185
Greater Toronto Area									
October 2008	1,576	164	351	0	88	561	0	271	3,011
October 2007	1,384	282	347	0	215	457	0	5	2,690

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket October 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
October 2008	118	25	27	0	2	169	13	4	358
October 2007	138	12	25	0	0	176	14	16	381
York Region									
October 2008	25	1	11	0	11	74	0	0	122
October 2007	42	5	23	0	20	66	0	0	156
Peel Region									
October 2008	366	24	2	0	3	0	0	115	510
October 2007	114	27	9	0	2	0	0	0	152
Halton Region									
October 2008	63	9	10	0	7	0	0	0	89
October 2007	35	1	11	0	14	24	1	4	90
Durham Region									
October 2008	41	0	49	0	30	143	0	0	263
October 2007	61	25	62	0	8	84	0	0	240
Toronto CMA									
October 2008	563	53	70	0	22	243	13	119	1,083
October 2007	351	67	107	0	27	242	14	16	824
Oshawa CMA									
October 2008	38	0	21	0	30	143	0	0	232
October 2007	40	3	20	0	7	84	0	0	154
Greater Toronto Area									
October 2008	613	59	99	0	53	386	13	119	1,342
October 2007	390	70	130	0	44	350	15	20	1,019

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
October 2008	83	9	157	0	0	475	0	11	735
October 2007	50	4	4	0	1	17	0	1	77
York Region									
October 2008	556	62	41	0	8	7	0	3	677
October 2007	512	148	128	0	45	405	0	1	1,239
Peel Region									
October 2008	331	43	39	0	41	0	0	0	454
October 2007	381	85	70	0	17	0	0	2	555
Halton Region									
October 2008	361	45	74	0	35	56	0	0	571
October 2007	157	25	52	0	140	0	4	4	382
Durham Region									
October 2008	198	4	24	0	11	0	0	0	237
October 2007	251	9	93	0	8	22	0	0	383
Toronto CMA									
October 2008	1,375	157	313	0	84	538	0	14	2,481
October 2007	1,204	271	310	2	165	467	0	4	2,423
Oshawa CMA									
October 2008	143	0	19	0	11	0	0	0	173
October 2007	139	0	14	0	4	22	0	0	179
Greater Toronto Area									
October 2008	1,529	163	335	0	95	538	0	14	2,674
October 2007	1,351	271	347	0	211	444	4	8	2,636

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 1998 - 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Toronto City	121	107	8	4	15	27	1,793	1,339	1,937	1,477	31.1
Toronto	16	23	8	2	0	0	1,793	908	1,817	933	94.7
East York	5	11	0	0	0	0	0	0	5	11	-54.5
Etobicoke	13	16	0	0	0	0	0	216	13	232	-94.4
North York	68	45	0	0	6	18	0	435	74	498	-85.1
Scarborough	18	11	0	0	0	0	0	0	18	11	63.6
York	1	1	0	2	9	9	0	0	10	12	-16.7
York Region	485	401	108	24	175	84	338	52	1,106	561	186.3
Aurora	42	39	0	0	0	0	0	0	42	39	7.7
East Gwillimbury	4	3	2	0	42	31	0	0	48	34	41.2
Georgina Township	8	28	0	0	0	0	0	0	8	28	-71.4
King Township	2	4	0	0	0	0	0	0	2	4	-50.0
Markham	156	111	44	12	13	8	450	52	663	183	**
Newmarket	58	21	0	0	0	0	0	0	58	21	176.2
Richmond Hill	11	33	0	2	0	19	352	0	363	54	**
Vaughan	157	110	18	0	54	26	36	0	265	136	94.9
Whitchurch-Stouffville	47	52	44	10	66	0	0	0	157	62	153.2
Peel Region	126	537	4	134	21	41	301	0	454	712	-36.2
Brampton	108	374	2	128	6	41	301	0	417	543	-23.2
Caledon	4	3	0	0	0	0	0	0	4	3	33.3
Mississauga	14	160	4	6	15	0	0	0	33	166	-80.1
Halton Region	195	216	24	42	204	96	112	0	535	354	51.1
Burlington	49	48	14	18	37	64	112	0	212	130	63.1
Halton Hills	4	18	0	0	0	0	0	0	4	18	-77.8
Milton	83	75	10	22	167	14	0	0	260	111	134.2
Oakville	59	75	0	2	0	18	0	0	59	95	-37.9
Durham Region	172	242	0	10	24	69	12	0	208	321	-35.2
Ajax	28	20	0	10	0	0	0	0	28	30	-6.7
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	70	26	0	0	0	25	12	0	82	51	60.8
Oshawa	56	79	0	0	12	17	0	0	68	96	-29.2
Pickering	5	25	0	0	0	0	0	0	5	25	-80.0
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	1	16	0	0	0	8	0	0	1	24	-95.8
Whitby	11	76	0	0	12	19	0	0	23	95	-75.8
Remainder of Toronto CMA	66	57	0	0	0	0	0	0	66	57	15.8
Bradford West Gwillimbury	64	18	0	0	0	0	0	0	64	18	**
Town of Mono	0	7	0	0	0	0	0	0	0	7	-100.0
New Tecumseth	1	28	0	0	0	0	0	0	1	28	-96.4
Orangeville	1	4	0	0	0	0	0	0	1	4	-75.0
Toronto CMA	978	1,331	152	196	378	192	2,932	1,611	4,420	3,330	32.7
Oshawa CMA	137	181	0	0	24	61	12	0	173	242	-28.5
Greater Toronto Area (GTA)	1,099	1,503	146	214	439	317	3,056	1,611	4,740	3,645	30.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	17,607	7,192	[illegible]
Toronto	135	117	56	42	112	95	13,210	2,866	13,513	3,120	**
East York	47	44	0	4	20	0	198	0	265	48	**
Etobicoke	148	110	8	6	86	159	127	600	369	875	-57.8
North York	367	494	44	168	60	228	1,695	1,261	2,166	2,151	0.7
Scarborough	110	205	212	38	349	229	550	248	1,221	720	69.6
York	21	18	6	6	28	21	0	0	55	45	22.2
York Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	7,531	[illegible]	[illegible]
Aurora	273	210	0	0	17	55	0	0	290	265	9.4
East Gwillimbury	32	31	54	4	48	112	0	0	134	147	-8.8
Georgina Township	111	115	0	0	0	0	0	0	111	115	-3.5
King Township	17	16	0	0	0	0	0	0	17	16	6.3
Markham	1,450	765	354	176	229	277	890	2,139	2,923	3,357	-12.9
Newmarket	291	219	20	28	46	101	0	71	357	419	-14.8
Richmond Hill	220	557	14	26	29	219	573	205	836	1,007	-17.0
Vaughan	1,362	1,817	138	522	211	686	388	225	2,099	3,250	-35.4
Whitchurch-Stouffville	434	799	86	174	244	73	0	0	764	1,046	-27.0
Peel Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Brampton	1,202	3,411	380	596	298	485	1,475	0	3,355	4,492	-25.3
Caledon	62	39	8	14	0	0	72	0	142	53	167.9
Mississauga	567	512	30	260	819	366	1,641	917	3,057	2,055	48.8
Halton Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Burlington	487	453	98	66	225	331	374	88	1,184	938	26.2
Halton Hills	79	182	0	2	0	121	0	0	79	305	-74.1
Milton	1,233	568	306	154	846	556	127	208	2,512	1,486	69.0
Oakville	688	796	26	34	198	422	129	0	1,041	1,252	-16.9
Durham Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Ajax	321	404	76	118	130	276	0	0	527	798	-34.0
Brock	13	12	0	0	0	0	0	0	13	12	8.3
Clarington	436	419	2	0	25	86	24	0	487	505	-3.6
Oshawa	452	581	2	4	149	23	27	6	630	614	2.6
Pickering	62	99	0	10	165	30	0	0	227	139	63.3
Scugog	27	41	0	0	0	0	49	0	76	41	85.4
Uxbridge	87	115	0	2	10	50	0	0	97	167	-41.9
Whitby	487	484	0	8	250	63	0	271	737	826	-10.8
Remainder of Toronto CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Bradford West Gwillimbury	278	211	6	0	0	0	0	0	284	211	34.6
Town of Mono	34	53	0	0	0	0	0	0	34	53	-35.8
New Tecumseth	162	80	10	14	6	50	4	0	182	144	26.4
Orangeville	53	55	0	0	0	0	57	0	110	55	100.0
Toronto CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oshawa CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Greater Toronto Area (GTA)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Toronto City	15	27	0	0	1,793	1,532	0	27
Toronto	0	0	0	0	1,793	908	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	216	0	0
North York	6	18	0	0	0	408	0	27
Scarborough	0	0	0	0	0	0	0	0
York	9	9	0	0	0	0	0	0
York Region	175	84	0	0	838	52	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	42	31	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	13	8	0	0	450	52	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	19	0	0	352	0	0	0
Vaughan	54	26	0	0	36	0	0	0
Whitchurch-Stouffville	66	0	0	0	0	0	0	0
Peel Region	21	41	0	0	301	0	0	0
Brampton	6	41	0	0	301	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	15	0	0	0	0	0	0	0
Halton Region	204	96	0	0	112	0	0	0
Burlington	37	64	0	0	112	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	167	14	0	0	0	0	0	0
Oakville	0	18	0	0	0	0	0	0
Durham Region	24	69	0	0	12	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	25	0	0	12	0	0	0
Oshawa	12	17	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	8	0	0	0	0	0	0
Whitby	12	19	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	378	192	0	0	2,932	1,584	0	27
Oshawa CMA	24	61	0	0	12	0	0	0
Greater Toronto Area (GTA)	439	317	0	0	3,056	1,584	0	27

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	673	732	0	0	15,104	4,682	676	526
Toronto	112	95	0	0	12,534	2,825	676	41
East York	20	0	0	0	198	0	0	0
Etobicoke	86	159	0	0	127	423	0	177
North York	60	228	0	0	1,695	1,186	0	75
Scarborough	349	229	0	0	550	248	0	0
York	28	21	0	0	0	0	0	0
York Region	824	1,519	0	4	1,801	2,571	50	69
Aurora	17	55	0	0	0	0	0	0
East Gwillimbury	48	112	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	229	277	0	0	840	2,124	50	15
Newmarket	46	101	0	0	0	21	0	50
Richmond Hill	29	215	0	4	573	201	0	4
Vaughan	211	686	0	0	388	225	0	0
Whitchurch-Stouffville	244	73	0	0	0	0	0	0
Peel Region	1,097	851	20	0	2,766	914	422	3
Brampton	278	485	20	0	1,053	0	422	0
Caledon	0	0	0	0	72	0	0	0
Mississauga	819	366	0	0	1,641	914	0	3
Halton Region	1,269	1,430	0	0	630	296	0	0
Burlington	225	331	0	0	374	88	0	0
Halton Hills	0	121	0	0	0	0	0	0
Milton	846	556	0	0	127	208	0	0
Oakville	198	422	0	0	129	0	0	0
Durham Region	729	528	0	0	73	131	27	146
Ajax	130	276	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	86	0	0	24	0	0	0
Oshawa	149	23	0	0	0	0	27	6
Pickering	165	30	0	0	0	0	0	0
Scugog	0	0	0	0	49	0	0	0
Uxbridge	10	50	0	0	0	0	0	0
Whitby	250	63	0	0	0	131	0	140
Remainder of Toronto CMA	6	50	0	0	57	0	4	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	50	0	0	0	0	4	0
Orangeville	0	0	0	0	57	0	0	0
Toronto CMA	3,949	4,607	20	4	19,984	8,375	1,152	598
Oshawa CMA	424	172	0	0	24	131	27	146
Greater Toronto Area (GTA)	4,592	5,060	20	4	20,374	8,594	1,175	744

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Toronto City	144	138	1,793	1,532	0	27	1,937	1,697
Toronto	24	25	1,793	908	0	0	1,817	933
East York	5	11	0	0	0	0	5	11
Etobicoke	13	16	0	216	0	0	13	232
North York	74	63	0	408	0	27	74	498
Scarborough	18	11	0	0	0	0	18	11
York	10	12	0	0	0	0	10	12
York Region	767	509	839	52	0	0	1,606	561
Aurora	41	39	1	0	0	0	42	39
East Gwillimbury	48	34	0	0	0	0	48	34
Georgina Township	8	28	0	0	0	0	8	28
King Township	2	4	0	0	0	0	2	4
Markham	213	131	450	52	0	0	663	183
Newmarket	58	21	0	0	0	0	58	21
Richmond Hill	11	54	352	0	0	0	363	54
Vaughan	229	136	36	0	0	0	265	136
Whitchurch-Stouffville	157	62	0	0	0	0	157	62
Peel Region	153	712	301	0	0	0	454	712
Brampton	116	543	301	0	0	0	417	543
Caledon	4	3	0	0	0	0	4	3
Mississauga	33	166	0	0	0	0	33	166
Halton Region	253	304	282	50	0	0	535	354
Burlington	63	86	149	44	0	0	212	130
Halton Hills	4	18	0	0	0	0	4	18
Milton	127	105	133	6	0	0	260	111
Oakville	59	95	0	0	0	0	59	95
Durham Region	184	270	24	51	0	0	208	321
Ajax	28	30	0	0	0	0	28	30
Brock	0	0	0	0	0	0	0	0
Clarington	70	40	12	11	0	0	82	51
Oshawa	56	79	12	17	0	0	68	96
Pickering	5	25	0	0	0	0	5	25
Scugog	1	0	0	0	0	0	1	0
Uxbridge	1	20	0	4	0	0	1	24
Whitby	23	76	0	19	0	0	23	95
Remainder of Toronto CMA	66	57	0	0	0	0	66	57
Bradford West Gwillimbury	64	18	0	0	0	0	64	18
Town of Mono	0	7	0	0	0	0	0	7
New Tecumseth	1	28	0	0	0	0	1	28
Orangeville	1	4	0	0	0	0	1	4
Toronto CMA	1,354	1,709	3,066	1,594	0	27	4,420	3,330
Oshawa CMA	149	195	24	47	0	0	173	242
Greater Toronto Area (GTA)	1,501	1,933	3,239	1,685	0	27	4,740	3,645

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	1,760	2,269	15,171	4,397	676	526	17,607	7,192
Toronto	274	554	12,563	2,525	676	41	13,513	3,120
East York	67	48	198	0	0	0	265	48
Etobicoke	242	275	127	423	0	177	369	875
North York	471	890	1,695	1,186	0	75	2,166	2,151
Scarborough	633	457	588	263	0	0	1,221	720
York	55	45	0	0	0	0	55	45
York Region	5,592	6,744	1,889	2,805	50	73	7,531	9,622
Aurora	289	265	1	0	0	0	290	265
East Gwillimbury	134	147	0	0	0	0	134	147
Georgina Township	111	115	0	0	0	0	111	115
King Township	17	16	0	0	0	0	17	16
Markham	2,022	1,166	851	2,176	50	15	2,923	3,357
Newmarket	357	301	0	68	0	50	357	419
Richmond Hill	263	798	573	201	0	8	836	1,007
Vaughan	1,642	2,920	457	330	0	0	2,099	3,250
Whitchurch-Stouffville	757	1,016	7	30	0	0	764	1,046
Peel Region	2,605	5,489	3,507	1,108	442	3	6,554	6,600
Brampton	1,675	4,469	1,238	23	442	0	3,355	4,492
Caledon	64	41	78	12	0	0	142	53
Mississauga	866	979	2,191	1,073	0	3	3,057	2,055
Halton Region	3,241	2,941	1,575	1,040	0	0	4,816	3,981
Burlington	619	658	565	280	0	0	1,184	938
Halton Hills	79	305	0	0	0	0	79	305
Milton	1,722	815	790	671	0	0	2,512	1,486
Oakville	821	1,163	220	89	0	0	1,041	1,252
Durham Region	2,488	2,710	279	246	27	146	2,794	3,102
Ajax	527	798	0	0	0	0	527	798
Brock	13	12	0	0	0	0	13	12
Clarington	463	477	24	28	0	0	487	505
Oshawa	553	585	50	23	27	6	630	614
Pickering	209	139	18	0	0	0	227	139
Scugog	27	41	49	0	0	0	76	41
Uxbridge	86	122	11	45	0	0	97	167
Whitby	610	536	127	150	0	140	737	826
Remainder of Toronto CMA	543	439	63	24	4	0	610	463
Bradford West Gwillimbury	284	211	0	0	0	0	284	211
Town of Mono	34	53	0	0	0	0	34	53
New Tecumseth	172	120	6	24	4	0	182	144
Orangeville	53	55	57	0	0	0	110	55
Toronto CMA	13,944	18,283	21,669	9,139	1,172	602	36,785	28,024
Oshawa CMA	1,626	1,598	201	201	27	146	1,854	1,945
Greater Toronto Area (GTA)	15,686	20,153	22,421	9,596	1,195	748	39,302	30,497

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Toronto City	91	56	12	4	173	3	773	4	1,049	67	**
Toronto	19	10	12	0	23	0	175	0	229	10	**
East York	4	2	0	0	0	0	0	0	4	2	100.0
Etobicoke	15	11	0	4	0	0	334	0	349	15	**
North York	36	25	0	0	57	0	0	4	93	29	**
Scarborough	12	7	0	0	85	3	0	0	97	10	**
York	5	1	0	0	8	0	264	0	277	1	**
York Region	557	518	62	158	46	176	3	428	668	1,280	-47.8
Aurora	37	14	0	0	15	0	0	0	52	14	**
East Gwillimbury	0	6	0	0	18	25	0	0	18	31	-41.9
Georgina Township	23	22	0	0	0	0	0	0	23	22	4.5
King Township	3	1	0	0	0	0	0	0	3	1	200.0
Markham	144	51	16	22	6	10	3	260	169	343	-50.7
Newmarket	53	13	12	28	0	0	0	0	65	41	58.5
Richmond Hill	41	91	8	8	0	51	0	0	49	150	-67.3
Vaughan	186	268	6	74	3	90	0	168	195	600	-67.5
Whitchurch-Stouffville	70	52	20	26	4	0	0	0	94	78	20.5
Peel Region	333	407	44	84	79	83	0	0	456	574	-20.6
Brampton	171	355	44	44	50	7	0	0	265	406	-34.7
Caledon	6	7	0	2	0	13	0	0	6	22	-72.7
Mississauga	156	45	0	38	29	63	0	0	185	146	26.7
Halton Region	389	151	46	24	106	195	56	0	597	370	61.4
Burlington	65	27	6	0	3	74	0	0	74	101	-26.7
Halton Hills	14	17	0	0	22	4	0	0	36	21	71.4
Milton	206	33	38	16	60	95	56	0	360	144	150.0
Oakville	104	74	2	8	21	22	0	0	127	104	22.1
Durham Region	206	252	2	20	33	97	0	30	241	399	-39.6
Ajax	29	60	2	10	3	78	0	0	34	148	-77.0
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	36	40	0	0	12	7	0	30	48	77	-37.7
Oshawa	66	61	0	0	6	0	0	0	72	61	18.0
Pickering	13	3	0	8	0	0	0	0	13	11	18.2
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	12	53	0	2	0	0	0	0	12	55	-78.2
Whitby	48	35	0	0	12	12	0	0	60	47	27.7
Remainder of Toronto CMA	45	21	0	2	0	0	0	45	45	68	-33.8
Bradford West Gwillimbury	18	12	0	0	0	0	0	45	18	57	-68.4
Town of Mono	7	0	0	0	0	0	0	0	7	0	n/a
New Tecumseth	13	4	0	2	0	0	0	0	13	6	116.7
Orangeville	7	5	0	0	0	0	0	0	7	5	40.0
Toronto CMA	1,404	1,242	160	292	404	461	832	477	2,800	2,472	13.3
Oshawa CMA	150	136	0	0	30	19	0	30	180	185	-2.7
Greater Toronto Area (GTA)	1,576	1,384	166	290	437	554	832	462	3,011	2,690	11.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	814	801	132	104	774	362	8,347	4,124	10,067	5,391	86.7
Toronto	144	110	72	12	188	130	5,476	2,999	5,880	3,251	80.9
East York	47	23	2	2	12	0	21	66	82	91	-9.9
Etobicoke	89	94	8	62	8	45	1,551	192	1,656	393	**
North York	340	340	2	10	131	31	807	584	1,280	965	32.6
Scarborough	177	205	40	4	395	156	228	247	840	612	37.3
York	17	29	8	14	40	0	264	36	329	79	**
York Region	4,355	4,458	560	966	1,100	1,450	1,551	1,681	7,566	8,555	-11.6
Aurora	293	91	0	0	46	126	0	0	339	217	56.2
East Gwillimbury	16	65	0	0	44	51	0	0	60	116	-48.3
Georgina Township	167	99	0	0	0	0	0	0	167	99	68.7
King Township	14	16	0	0	0	0	0	0	14	16	-12.5
Markham	1,194	723	168	262	289	464	873	709	2,524	2,158	17.0
Newmarket	249	98	22	76	107	39	0	0	378	213	77.5
Richmond Hill	460	650	22	78	148	265	205	187	835	1,180	-29.2
Vaughan	1,388	2,012	266	350	382	505	473	785	2,509	3,652	-31.3
Whitchurch-Stouffville	574	704	82	200	84	0	0	0	740	904	-18.1
Peel Region	3,084	3,297	736	862	721	987	1,701	674	6,242	5,820	7.3
Brampton	2,230	2,615	512	672	400	366	616	0	3,758	3,653	2.9
Caledon	50	67	12	22	10	13	0	0	72	102	-29.4
Mississauga	804	615	212	168	311	608	1,085	674	2,412	2,065	16.8
Halton Region	2,547	1,877	366	236	1,202	1,181	436	252	4,551	3,546	28.3
Burlington	450	310	70	18	223	361	0	204	743	893	-16.8
Halton Hills	129	144	2	0	104	82	0	0	235	226	4.0
Milton	1,150	795	264	184	561	308	160	48	2,135	1,335	59.9
Oakville	818	628	30	34	314	430	276	0	1,438	1,092	31.7
Durham Region	2,231	2,769	124	124	605	781	114	236	3,074	3,910	-21.4
Ajax	480	887	116	96	226	478	0	0	822	1,461	-43.7
Brock	6	18	0	0	0	0	0	0	6	18	-66.7
Clarington	378	452	2	2	82	65	108	234	570	753	-24.3
Oshawa	625	661	2	0	28	92	6	0	661	753	-12.2
Pickering	84	79	0	16	17	31	0	2	101	128	-21.1
Scugog	35	62	0	0	0	0	0	0	35	62	-43.5
Uxbridge	146	161	0	2	50	8	0	0	196	171	14.6
Whitby	477	449	4	8	202	107	0	0	683	564	21.1
Remainder of Toronto CMA	525	246	10	8	13	57	42	78	590	389	51.7
Bradford West Gwillimbury	200	81	0	0	0	0	0	45	200	126	58.7
Town of Mono	56	21	0	0	0	0	0	0	56	21	166.7
New Tecumseth	206	100	10	8	13	50	42	33	271	191	41.9
Orangeville	63	44	0	0	0	7	0	0	63	51	23.5
Toronto CMA	11,585	11,496	1,850	2,272	3,880	4,193	12,077	6,607	29,392	24,568	19.6
Oshawa CMA	1,480	1,562	8	10	312	264	114	234	1,914	2,070	-7.5
Greater Toronto Area (GTA)	13,031	13,202	1,918	2,292	4,402	4,761	12,149	6,967	31,500	27,222	15.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market October 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Toronto City	173	3	0	0	505	0	268	4
Toronto	23	0	0	0	171	0	4	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	334	0	0	0
North York	57	0	0	0	0	0	0	4
Scarborough	85	3	0	0	0	0	0	0
York	8	0	0	0	0	0	264	0
York Region	46	176	0	0	0	427	3	1
Aurora	15	0	0	0	0	0	0	0
East Gwillimbury	18	25	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	6	10	0	0	0	259	3	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	51	0	0	0	0	0	0
Vaughan	3	90	0	0	0	168	0	0
Whitchurch-Stouffville	4	0	0	0	0	0	0	0
Peel Region	79	83	0	0	0	0	0	0
Brampton	50	7	0	0	0	0	0	0
Caledon	0	13	0	0	0	0	0	0
Mississauga	29	63	0	0	0	0	0	0
Halton Region	106	195	0	0	56	0	0	0
Burlington	3	74	0	0	0	0	0	0
Halton Hills	22	4	0	0	0	0	0	0
Milton	60	95	0	0	56	0	0	0
Oakville	21	22	0	0	0	0	0	0
Durham Region	33	97	0	0	0	30	0	0
Ajax	3	78	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	7	0	0	0	30	0	0
Oshawa	6	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	12	12	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	45	0	0
Bradford West Gwillimbury	0	0	0	0	0	45	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	404	461	0	0	561	472	271	5
Oshawa CMA	30	19	0	0	0	30	0	0
Greater Toronto Area (GTA)	437	554	0	0	561	457	271	5

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	774	362	0	0	7,452	3,898	895	226
Toronto	188	130	0	0	5,254	2,798	222	201
East York	12	0	0	0	0	45	21	21
Etobicoke	8	45	0	0	1,374	192	177	0
North York	131	31	0	0	596	580	211	4
Scarborough	395	156	0	0	228	247	0	0
York	40	0	0	0	0	36	264	0
York Region	1,100	1,450	0	0	1,499	1,620	52	61
Aurora	46	126	0	0	0	0	0	0
East Gwillimbury	44	51	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	289	464	0	0	825	708	48	1
Newmarket	107	39	0	0	0	0	0	0
Richmond Hill	148	265	0	0	201	187	4	0
Vaughan	382	505	0	0	473	725	0	60
Whitchurch-Stouffville	84	0	0	0	0	0	0	0
Peel Region	721	987	0	0	1,085	639	616	35
Brampton	400	366	0	0	0	0	616	0
Caledon	10	13	0	0	0	0	0	0
Mississauga	311	608	0	0	1,085	639	0	35
Halton Region	1,202	1,157	0	24	436	252	0	0
Burlington	223	337	0	24	0	204	0	0
Halton Hills	104	82	0	0	0	0	0	0
Milton	561	308	0	0	160	48	0	0
Oakville	314	430	0	0	276	0	0	0
Durham Region	605	781	0	0	108	236	6	0
Ajax	226	478	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	82	65	0	0	108	234	0	0
Oshawa	28	92	0	0	0	0	6	0
Pickering	17	31	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	50	8	0	0	0	0	0	0
Whitby	202	107	0	0	0	0	0	0
Remainder of Toronto CMA	13	57	0	0	32	45	10	33
Bradford West Gwillimbury	0	0	0	0	0	45	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	13	50	0	0	32	0	10	33
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	3,880	4,193	0	0	10,504	6,252	1,573	355
Oshawa CMA	312	264	0	0	108	234	6	0
Greater Toronto Area (GTA)	4,402	4,737	0	24	10,580	6,645	1,569	322

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Toronto City	276	63	505	0	268	4	1,049	67
Toronto	54	10	171	0	4	0	229	10
East York	4	2	0	0	0	0	4	2
Etobicoke	15	15	334	0	0	0	349	15
North York	93	25	0	0	0	4	93	29
Scarborough	97	10	0	0	0	0	97	10
York	13	1	0	0	264	0	277	1
York Region	658	800	7	479	3	1	668	1,280
Aurora	52	14	0	0	0	0	52	14
East Gwillimbury	18	31	0	0	0	0	18	31
Georgina Township	23	22	0	0	0	0	23	22
King Township	3	1	0	0	0	0	3	1
Markham	166	73	0	269	3	1	169	343
Newmarket	65	33	0	8	0	0	65	41
Richmond Hill	49	141	0	9	0	0	49	150
Vaughan	192	407	3	193	0	0	195	600
Whitchurch-Stouffville	90	78	4	0	0	0	94	78
Peel Region	416	561	40	13	0	0	456	574
Brampton	235	406	30	0	0	0	265	406
Caledon	6	9	0	13	0	0	6	22
Mississauga	175	146	10	0	0	0	185	146
Halton Region	506	224	91	146	0	0	597	370
Burlington	74	50	0	51	0	0	74	101
Halton Hills	36	21	0	0	0	0	36	21
Milton	271	49	89	95	0	0	360	144
Oakville	125	104	2	0	0	0	127	104
Durham Region	235	365	6	34	0	0	241	399
Ajax	34	148	0	0	0	0	34	148
Brock	1	0	0	0	0	0	1	0
Clarington	48	43	0	34	0	0	48	77
Oshawa	72	61	0	0	0	0	72	61
Pickering	13	11	0	0	0	0	13	11
Scugog	1	0	0	0	0	0	1	0
Uxbridge	12	55	0	0	0	0	12	55
Whitby	54	47	6	0	0	0	60	47
Remainder of Toronto CMA	45	19	0	49	0	0	45	68
Bradford West Gwillimbury	18	12	0	45	0	0	18	57
Town of Mono	7	0	0	0	0	0	7	0
New Tecumseth	13	2	0	4	0	0	13	6
Orangeville	7	5	0	0	0	0	7	5
Toronto CMA	1,886	1,831	643	636	271	5	2,800	2,472
Oshawa CMA	174	151	6	34	0	0	180	185
Greater Toronto Area (GTA)	2,091	2,013	649	672	271	5	3,011	2,690

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	1,678	1,076	7,494	4,089	895	226	10,067	5,391
Toronto	384	133	5,274	2,917	222	201	5,880	3,251
East York	61	25	0	45	21	21	82	91
Etobicoke	105	201	1,374	192	177	0	1,656	393
North York	451	359	618	602	211	4	1,280	965
Scarborough	612	315	228	297	0	0	840	612
York	65	43	0	36	264	0	329	79
York Region	5,790	6,611	1,724	1,883	52	61	7,566	8,555
Aurora	339	213	0	4	0	0	339	217
East Gwillimbury	60	116	0	0	0	0	60	116
Georgina Township	167	99	0	0	0	0	167	99
King Township	14	16	0	0	0	0	14	16
Markham	1,609	1,337	867	820	48	1	2,524	2,158
Newmarket	356	159	22	54	0	0	378	213
Richmond Hill	604	984	227	196	4	0	835	1,180
Vaughan	1,942	2,783	567	809	0	60	2,509	3,652
Whitchurch-Stouffville	699	904	41	0	0	0	740	904
Peel Region	4,355	4,780	1,271	1,005	616	35	6,242	5,820
Brampton	3,065	3,612	77	41	616	0	3,758	3,653
Caledon	50	85	22	17	0	0	72	102
Mississauga	1,240	1,083	1,172	947	0	35	2,412	2,065
Halton Region	3,497	2,785	1,054	725	0	36	4,551	3,546
Burlington	616	472	127	385	0	36	743	893
Halton Hills	235	226	0	0	0	0	235	226
Milton	1,505	1,104	630	231	0	0	2,135	1,335
Oakville	1,141	983	297	109	0	0	1,438	1,092
Durham Region	2,776	3,530	292	379	6	1	3,074	3,910
Ajax	822	1,433	0	28	0	0	822	1,461
Brock	6	18	0	0	0	0	6	18
Clarington	418	479	152	273	0	1	570	753
Oshawa	633	706	22	47	6	0	661	753
Pickering	101	97	0	31	0	0	101	128
Scugog	35	62	0	0	0	0	35	62
Uxbridge	172	171	24	0	0	0	196	171
Whitby	589	564	94	0	0	0	683	564
Remainder of Toronto CMA	534	288	46	68	10	33	590	389
Bradford West Gwillimbury	200	81	0	45	0	0	200	126
Town of Mono	56	21	0	0	0	0	56	21
New Tecumseth	215	135	46	23	10	33	271	191
Orangeville	63	51	0	0	0	0	63	51
Toronto CMA	16,333	16,769	11,486	7,444	1,573	355	29,392	24,568
Oshawa CMA	1,640	1,749	268	320	6	1	1,914	2,070
Greater Toronto Area (GTA)	18,096	18,782	11,835	8,081	1,569	359	31,500	27,222

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
October 2008	0	0.0	4	4.8	5	6.0	4	4.8	70	84.3	83	900,000	903,496
October 2007	0	0.0	1	2.0	2	4.0	5	10.0	42	84.0	50	924,500	1,049,038
Year-to-date 2008	4	0.5	9	1.1	107	12.7	70	8.3	651	77.4	841	850,000	929,918
Year-to-date 2007	1	0.1	53	6.7	52	6.6	82	10.4	604	76.3	792	899,000	955,437
Toronto													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,200,000	1,164,000
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2008	0	0.0	0	0.0	1	0.7	13	8.6	137	90.7	151	900,000	1,112,662
Year-to-date 2007	0	0.0	0	0.0	1	0.9	2	1.8	108	97.3	111	1,099,000	1,140,114
East York													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	12	26.7	33	73.3	45	650,000	801,064
Year-to-date 2007	0	0.0	2	6.3	1	3.1	4	12.5	25	78.1	32	900,000	1,007,516
Etobicoke													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	850,000	835,000
October 2007	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	900,000	948,762
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	2.3	84	97.7	86	900,000	938,405
Year-to-date 2007	0	0.0	3	2.8	1	0.9	23	21.7	79	74.5	106	800,000	859,301
North York													
October 2008	0	0.0	0	0.0	0	0.0	1	3.3	29	96.7	30	963,370	1,048,576
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,099,000	1,248,095
Year-to-date 2008	3	0.8	1	0.3	0	0.0	15	4.1	347	94.8	366	956,892	1,112,667
Year-to-date 2007	0	0.0	0	0.0	2	0.6	0	0.0	317	99.4	319	1,199,000	1,253,065
Scarborough													
October 2008	0	0.0	4	25.0	5	31.3	3	18.8	4	25.0	16	385,900	421,492
October 2007	0	0.0	1	14.3	2	28.6	2	28.6	2	28.6	7	--	--
Year-to-date 2008	1	0.6	8	4.6	106	61.3	27	15.6	31	17.9	173	379,990	431,930
Year-to-date 2007	1	0.5	48	23.9	47	23.4	50	24.9	55	27.4	201	416,900	451,127
York													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	785,000	766,900
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	13.0	20	87.0	23	600,000	714,043

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
October 2008	3	0.5	16	2.9	58	10.4	194	34.9	285	51.3	556	503,245	519,975
October 2007	13	2.5	15	2.9	38	7.4	218	42.6	228	44.5	512	487,895	508,867
Year-to-date 2008	30	0.7	201	4.6	427	9.8	1,756	40.2	1,949	44.7	4,363	485,990	513,739
Year-to-date 2007	84	1.9	130	2.9	511	11.5	1,879	42.3	1,840	41.4	4,444	484,945	511,783
Aurora													
October 2008	0	0.0	0	0.0	0	0.0	17	45.9	20	54.1	37	511,900	534,266
October 2007	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	537,400	541,934
Year-to-date 2008	0	0.0	0	0.0	7	2.4	137	46.6	150	51.0	294	504,900	520,470
Year-to-date 2007	0	0.0	2	2.2	6	6.6	30	33.0	53	58.2	91	519,900	593,891
East Gwillimbury													
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2007	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	--	--
Year-to-date 2008	2	12.5	4	25.0	1	6.3	3	18.8	6	37.5	16	440,400	532,493
Year-to-date 2007	20	30.8	18	27.7	2	3.1	4	6.2	21	32.3	65	321,990	464,614
Georgina Township													
October 2008	3	13.0	10	43.5	5	21.7	4	17.4	1	4.3	23	335,900	355,366
October 2007	10	45.5	8	36.4	1	4.5	2	9.1	1	4.5	22	317,900	335,609
Year-to-date 2008	23	13.7	64	38.1	46	27.4	11	6.5	24	14.3	168	349,900	411,727
Year-to-date 2007	55	55.6	19	19.2	5	5.1	6	6.1	14	14.1	99	295,900	366,014
King Township													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	820,000	958,529
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	770,000	845,250
Markham													
October 2008	0	0.0	0	0.0	5	3.5	53	36.8	86	59.7	144	526,490	519,450
October 2007	0	0.0	1	1.9	1	1.9	22	42.3	28	53.8	52	507,990	498,631
Year-to-date 2008	0	0.0	107	9.0	165	13.8	517	43.3	405	33.9	1,194	460,990	474,964
Year-to-date 2007	2	0.3	58	8.0	119	16.5	327	45.2	217	30.0	723	446,990	465,150
Newmarket													
October 2008	0	0.0	6	11.3	31	58.5	15	28.3	1	1.9	53	381,990	388,426
October 2007	0	0.0	0	0.0	0	0.0	5	38.5	8	61.5	13	519,990	567,137
Year-to-date 2008	0	0.0	14	5.6	106	42.1	83	32.9	49	19.4	252	406,400	427,855
Year-to-date 2007	2	2.2	10	10.8	18	19.4	19	20.4	44	47.3	93	498,990	488,092
Richmond Hill													
October 2008	0	0.0	0	0.0	0	0.0	9	22.0	32	78.0	41	597,000	696,062
October 2007	0	0.0	1	1.1	0	0.0	58	65.2	30	33.7	89	470,000	496,246
Year-to-date 2008	0	0.0	0	0.0	6	1.3	224	48.6	231	50.1	461	500,990	568,142
Year-to-date 2007	1	0.2	1	0.2	26	4.0	273	42.0	349	53.7	650	506,240	539,613
Vaughan													
October 2008	0	0.0	0	0.0	2	1.1	47	25.4	136	73.5	185	555,900	560,072
October 2007	0	0.0	0	0.0	15	5.7	104	39.5	144	54.8	263	509,990	541,871
Year-to-date 2008	3	0.2	0	0.0	14	1.0	379	27.3	991	71.4	1,387	540,900	577,691
Year-to-date 2007	2	0.1	1	0.1	200	10.0	745	37.3	1,049	52.5	1,997	505,990	545,379
Whitchurch-Stouffville													
October 2008	0	0.0	0	0.0	15	21.4	49	70.0	6	8.6	70	423,800	437,649
October 2007	0	0.0	4	7.7	21	40.4	23	44.2	4	7.7	52	401,292	407,213
Year-to-date 2008	2	0.3	12	2.1	82	14.3	402	70.0	76	13.2	574	420,175	446,589
Year-to-date 2007	2	0.3	21	3.0	135	19.0	475	66.9	77	10.8	710	424,000	449,006

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
October 2008	3	0.9	5	1.5	48	14.5	113	34.1	162	48.9	331	499,900	511,470
October 2007	11	2.9	78	20.5	114	29.9	112	29.4	66	17.3	381	395,900	432,671
Year-to-date 2008	31	1.1	255	8.8	675	23.4	1,019	35.3	909	31.5	2,889	447,900	477,475
Year-to-date 2007	72	2.2	650	19.5	952	28.6	1,019	30.6	637	19.1	3,330	399,900	435,580
Brampton													
October 2008	2	1.2	5	2.9	48	28.1	54	31.6	62	36.3	171	450,000	466,938
October 2007	10	3.1	78	24.0	114	35.1	96	29.5	27	8.3	325	384,900	398,862
Year-to-date 2008	30	1.5	255	12.6	671	33.0	652	32.1	423	20.8	2,031	405,990	434,764
Year-to-date 2007	69	2.6	648	24.5	945	35.7	724	27.4	259	9.8	2,645	380,990	397,906
Caledon													
October 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
October 2007	1	16.7	0	0.0	0	0.0	0	0.0	5	83.3	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	4	8.3	44	91.7	48	725,000	896,744
Year-to-date 2007	3	4.5	2	3.0	2	3.0	9	13.6	50	75.8	66	650,000	775,467
Mississauga													
October 2008	1	0.6	0	0.0	0	0.0	58	37.7	95	61.7	154	520,900	555,750
October 2007	0	0.0	0	0.0	0	0.0	16	32.0	34	68.0	50	530,400	618,546
Year-to-date 2008	1	0.1	0	0.0	4	0.5	363	44.8	442	54.6	810	510,900	559,723
Year-to-date 2007	0	0.0	0	0.0	5	0.8	286	46.2	328	53.0	619	509,900	560,319
Halton Region													
October 2008	0	0.0	6	1.7	91	25.2	149	41.3	115	31.9	361	430,900	545,241
October 2007	3	1.9	5	3.2	45	28.7	39	24.8	65	41.4	157	450,000	552,530
Year-to-date 2008	1	0.0	67	2.6	663	26.2	864	34.1	939	37.1	2,534	448,990	533,129
Year-to-date 2007	37	2.0	239	12.6	547	28.8	470	24.8	604	31.8	1,897	410,900	520,639
Burlington													
October 2008	0	0.0	0	0.0	19	33.9	28	50.0	9	16.1	56	424,990	453,652
October 2007	0	0.0	0	0.0	15	55.6	11	40.7	1	3.7	27	384,000	402,370
Year-to-date 2008	0	0.0	23	5.2	183	41.5	173	39.2	62	14.1	441	405,990	463,294
Year-to-date 2007	22	7.0	98	31.0	107	33.9	47	14.9	42	13.3	316	372,000	433,649
Halton Hills													
October 2008	0	0.0	1	7.1	1	7.1	10	71.4	2	14.3	14	407,400	444,842
October 2007	0	0.0	1	5.3	7	36.8	10	52.6	1	5.3	19	410,900	444,919
Year-to-date 2008	0	0.0	4	3.1	34	26.0	54	41.2	39	29.8	131	412,900	494,151
Year-to-date 2007	1	0.7	4	2.8	43	30.1	81	56.6	14	9.8	143	410,900	447,399
Milton													
October 2008	0	0.0	5	2.5	71	34.8	108	52.9	20	9.8	204	410,900	462,459
October 2007	2	5.6	4	11.1	23	63.9	7	19.4	0	0.0	36	380,900	374,683
Year-to-date 2008	1	0.1	40	3.5	441	38.3	519	45.1	149	13.0	1,150	410,900	442,585
Year-to-date 2007	12	1.5	134	16.6	393	48.6	261	32.3	9	1.1	809	389,900	393,238
Oakville													
October 2008	0	0.0	0	0.0	0	0.0	3	3.4	84	96.6	87	625,900	814,459
October 2007	1	1.3	0	0.0	0	0.0	11	14.7	63	84.0	75	609,900	719,215
Year-to-date 2008	0	0.0	0	0.0	5	0.6	118	14.5	689	84.9	812	595,990	705,579
Year-to-date 2007	2	0.3	3	0.5	4	0.6	81	12.9	539	85.7	629	595,990	744,852

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
October 2008	54	27.3	44	22.2	33	16.7	33	16.7	34	17.2	198	350,695	395,450
October 2007	68	27.1	59	23.5	33	13.1	57	22.7	34	13.5	251	347,990	374,423
Year-to-date 2008	552	25.1	426	19.4	329	15.0	427	19.4	464	21.1	2,198	367,445	401,044
Year-to-date 2007	863	32.2	548	20.5	396	14.8	593	22.1	279	10.4	2,679	344,990	366,440
Ajax													
October 2008	1	3.3	2	6.7	5	16.7	10	33.3	12	40.0	30	442,700	478,311
October 2007	3	5.0	3	5.0	4	6.7	27	45.0	23	38.3	60	488,800	472,908
Year-to-date 2008	6	1.2	19	3.9	52	10.7	156	32.2	252	52.0	485	501,100	507,392
Year-to-date 2007	77	8.7	94	10.6	134	15.2	375	42.5	203	23.0	883	431,100	436,865
Brock													
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
October 2008	19	57.6	7	21.2	3	9.1	4	12.1	0	0.0	33	280,990	303,236
October 2007	13	33.3	19	48.7	2	5.1	2	5.1	3	7.7	39	327,900	333,638
Year-to-date 2008	158	41.9	87	23.1	60	15.9	42	11.1	30	8.0	377	319,990	341,016
Year-to-date 2007	226	50.9	123	27.7	41	9.2	43	9.7	11	2.5	444	299,990	311,935
Oshawa													
October 2008	21	32.8	17	26.6	18	28.1	8	12.5	0	0.0	64	338,990	334,607
October 2007	26	41.9	16	25.8	13	21.0	6	9.7	1	1.6	62	308,540	321,031
Year-to-date 2008	225	36.1	172	27.6	109	17.5	111	17.8	7	1.1	624	329,945	336,890
Year-to-date 2007	331	50.0	184	27.8	105	15.9	35	5.3	7	1.1	662	300,945	310,511
Pickering													
October 2008	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	656,600	647,907
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	1	1.1	6	6.9	80	92.0	87	613,300	618,292
Year-to-date 2007	0	0.0	12	16.0	19	25.3	19	25.3	25	33.3	75	451,100	476,005
Scugog													
October 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
October 2008	1	8.3	1	8.3	2	16.7	3	25.0	5	41.7	12	486,993	575,726
October 2007	12	23.5	7	13.7	8	15.7	18	35.3	6	11.8	51	391,100	385,435
Year-to-date 2008	23	15.5	17	11.5	12	8.1	37	25.0	59	39.9	148	481,100	469,204
Year-to-date 2007	63	39.6	19	11.9	16	10.1	44	27.7	17	10.7	159	341,100	374,211
Whitby													
October 2008	12	26.1	17	37.0	5	10.9	7	15.2	5	10.9	46	342,990	373,840
October 2007	14	36.8	14	36.8	6	15.8	4	10.5	0	0.0	38	329,195	323,375
Year-to-date 2008	140	29.4	131	27.5	95	19.9	75	15.7	36	7.5	477	337,990	363,511
Year-to-date 2007	166	36.4	116	25.4	81	17.8	77	16.9	16	3.5	456	337,490	343,486

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
October 2008	11	24.4	10	22.2	8	17.8	3	6.7	13	28.9	45	350,000	420,509
October 2007	3	14.3	11	52.4	3	14.3	4	19.0	0	0.0	21	349,900	350,756
Year-to-date 2008	183	34.9	109	20.8	90	17.1	45	8.6	98	18.7	525	342,990	378,470
Year-to-date 2007	120	49.8	74	30.7	12	5.0	11	4.6	24	10.0	241	301,000	371,029
Bradford West Gwillimbury													
October 2008	1	5.6	6	33.3	7	38.9	3	16.7	1	5.6	18	352,500	377,028
October 2007	0	0.0	6	50.0	3	25.0	3	25.0	0	0.0	12	349,950	372,840
Year-to-date 2008	15	7.5	66	33.0	81	40.5	31	15.5	7	3.5	200	350,000	372,172
Year-to-date 2007	30	37.0	27	33.3	6	7.4	8	9.9	10	12.3	81	329,900	389,000
Town of Mono													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	3.4	56	96.6	58	569,900	599,659
Year-to-date 2007	0	0.0	0	0.0	1	6.7	2	13.3	12	80.0	15	549,900	1,014,573
New Tecumseth													
October 2008	10	76.9	2	15.4	0	0.0	0	0.0	1	7.7	13	288,990	338,872
October 2007	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2008	160	78.8	29	14.3	3	1.5	3	1.5	8	3.9	203	284,700	304,296
Year-to-date 2007	80	79.2	18	17.8	0	0.0	1	1.0	2	2.0	101	270,900	282,916
Orangeville													
October 2008	0	0.0	2	28.6	1	14.3	0	0.0	4	57.1	7	--	--
October 2007	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2008	8	12.5	14	21.9	6	9.4	9	14.1	27	42.2	64	406,900	432,967
Year-to-date 2007	10	22.7	29	65.9	5	11.4	0	0.0	0	0.0	44	323,400	320,814
Toronto CMA													
October 2008	19	1.4	44	3.2	198	14.4	449	32.7	665	48.4	1,375	495,900	547,945
October 2007	45	3.7	120	10.0	199	16.5	412	34.2	430	35.7	1,206	450,954	505,692
Year-to-date 2008	278	2.4	654	5.7	1,844	16.1	3,780	33.1	4,875	42.6	11,431	477,990	535,174
Year-to-date 2007	432	3.8	1,173	10.2	2,136	18.6	3,852	33.5	3,912	34.0	11,505	445,825	513,041
Oshawa CMA													
October 2008	52	36.4	41	28.7	26	18.2	19	13.3	5	3.5	143	332,990	339,988
October 2007	53	38.1	49	35.3	21	15.1	12	8.6	4	2.9	139	316,990	325,209
Year-to-date 2008	523	35.4	390	26.4	264	17.9	228	15.4	73	4.9	1,478	329,945	346,534
Year-to-date 2007	723	46.3	423	27.1	227	14.5	155	9.9	34	2.2	1,562	307,990	320,548
Greater Toronto Area													
October 2008	60	3.9	75	4.9	235	15.4	493	32.2	666	43.6	1,529	480,900	528,792
October 2007	95	7.0	158	11.7	232	17.2	431	31.9	435	32.2	1,351	433,900	487,466
Year-to-date 2008	618	4.8	958	7.5	2,201	17.2	4,136	32.2	4,912	38.3	12,825	460,900	517,378
Year-to-date 2007	1,057	8.0	1,620	12.3	2,458	18.7	4,043	30.8	3,964	30.2	13,142	426,600	490,871

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2008						
Submarket	Oct 2008	Oct 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	903,496	1,049,038	-13.9	929,918	955,437	-2.7
Toronto	1,164,000	--	n/a	1,112,662	1,140,114	-2.4
East York	--	--	n/a	801,064	1,007,516	-20.5
Etobicoke	835,000	948,762	-12.0	938,405	859,301	9.2
North York	1,048,576	1,248,095	-16.0	1,112,667	1,253,065	-11.2
Scarborough	421,492	--	n/a	431,930	451,127	-4.3
York	--	--	n/a	766,900	714,043	7.4
York Region	519,975	508,867	2.2	513,739	511,783	0.4
Aurora	534,266	541,934	-1.4	520,470	593,891	-12.4
East Gwillimbury	--	--	n/a	532,493	464,614	14.6
Georgina Township	355,366	335,609	5.9	411,727	366,014	12.5
King Township	--	--	n/a	958,529	845,250	13.4
Markham	519,450	498,631	4.2	474,964	465,150	2.1
Newmarket	388,426	567,137	-31.5	427,855	488,092	-12.3
Richmond Hill	696,062	496,246	40.3	568,142	539,613	5.3
Vaughan	560,072	541,871	3.4	577,691	545,379	5.9
Whitchurch-Stouffville	437,649	407,213	7.5	446,589	449,006	-0.5
Peel Region	511,470	432,671	18.2	477,475	435,580	9.6
Brampton	466,938	398,862	17.1	434,764	397,906	9.3
Caledon	--	--	n/a	896,744	775,467	15.6
Mississauga	555,750	618,546	-10.2	559,723	560,319	-0.1
Halton Region	545,241	552,530	-1.3	533,129	520,639	2.4
Burlington	453,652	402,370	12.7	463,294	433,649	6.8
Halton Hills	444,842	444,919	0.0	494,151	447,399	10.4
Milton	462,459	374,683	23.4	442,585	393,238	12.5
Oakville	814,459	719,215	13.2	705,579	744,852	-5.3
Durham Region	395,450	374,423	5.6	401,044	366,440	9.4
Ajax	478,311	472,908	1.1	507,392	436,865	16.1
Brock	--	--	n/a	--	--	n/a
Clarington	303,236	333,638	-9.1	341,016	311,935	9.3
Oshawa	334,607	321,031	4.2	336,890	310,511	8.5
Pickering	647,907	--	n/a	618,292	476,005	29.9
Scugog	--	--	n/a	--	--	n/a
Uxbridge	575,726	385,435	49.4	469,204	374,211	25.4
Whitby	373,840	323,375	15.6	363,511	343,486	5.8
Remainder of Toronto CMA	420,509	350,756	19.9	378,470	371,029	2.0
Bradford West Gwillimbury	377,028	372,840	1.1	372,172	389,000	-4.3
Town of Mono	--	--	n/a	599,659	1,014,573	-40.9
New Tecumseth	338,872	--	n/a	304,296	282,916	7.6
Orangeville	--	--	n/a	432,967	320,814	35.0
Toronto CMA	547,945	505,692	8.4	535,174	513,041	4.3
Oshawa CMA	339,988	325,209	4.5	346,534	320,548	8.1
Greater Toronto Area (GTA)	528,792	487,466	8.5	517,378	490,871	5.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto October 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	5,173	12.8	7,986	12,570	13,311	60.0	353,724	6.3	369,001
	February	6,772	0.2	7,483	11,880	12,597	59.4	368,687	4.2	364,193
	March	8,518	-2.2	7,506	15,218	12,699	59.1	365,285	3.4	361,760
	April	9,452	13.0	7,842	15,793	13,086	59.9	379,025	3.4	366,258
	May	11,106	17.7	8,079	17,419	13,058	61.9	382,689	4.7	368,491
	June	10,451	19.7	8,260	14,655	12,936	63.9	381,963	6.7	371,434
	July	8,912	25.8	8,498	12,600	13,060	65.1	366,012	7.0	373,002
	August	8,057	15.5	7,879	12,109	12,509	63.0	361,898	7.0	375,050
	September	6,866	3.7	7,665	13,653	12,657	60.6	380,132	8.9	376,493
	October	7,918	15.2	7,828	13,370	12,854	60.9	394,583	10.7	389,624
	November	7,293	16.5	8,072	10,689	13,353	60.5	393,543	10.7	392,257
	December	4,646	4.5	8,066	5,137	12,973	62.2	394,931	17.5	415,073
2008	January	5,075	-1.9	7,451	11,764	12,454	59.8	374,449	5.9	386,299
	February	6,015	-11.2	6,387	11,478	11,742	54.4	382,048	3.6	372,339
	March	6,631	-22.2	6,638	13,643	12,772	52.0	380,338	4.1	379,213
	April	8,762	-7.3	6,778	18,691	13,938	48.6	398,687	5.2	381,314
	May	9,411	-15.3	7,022	18,715	13,901	50.5	398,148	4.0	385,401
	June	8,596	-17.7	7,035	16,068	14,342	49.1	395,918	3.7	386,779
	July	7,809	-12.4	6,891	14,841	14,415	47.8	371,410	1.5	380,391
	August	6,317	-21.6	6,743	11,992	13,346	50.5	364,880	0.8	377,828
	September	6,407	-6.7	6,662	16,305	14,037	47.5	368,945	-2.9	368,138
	October	5,149	-35.0	5,092	14,532	13,907	36.6	353,018	-10.5	343,824
	November									
	December									
	Q3 2007	23,835	15.2		38,362			368,689	7.5	
	Q3 2008	20,533	-13.9		43,138			368,632	0.0	
	YTD 2007	83,225	12.3		139,267			374,583	6.1	
	YTD 2008	70,172	-15.7		148,029			381,217	1.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa October 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	581	8.8	862	1,519	1,502	57.4	265,508	5.9	271,828
	February	791	-3.7	827	1,364	1,380	59.9	263,039	2.3	262,883
	March	969	-1.4	844	1,532	1,305	64.6	265,022	2.7	263,196
	April	1,083	16.3	857	1,795	1,392	61.6	232,285	-11.3	230,883
	May	1,192	16.9	889	1,958	1,476	60.2	275,723	4.4	268,919
	June	1,110	16.2	885	1,596	1,410	62.7	271,394	2.1	264,559
	July	958	19.8	878	1,393	1,446	60.7	267,497	3.1	266,310
	August	884	16.3	891	1,440	1,470	60.6	265,493	2.3	265,994
	September	721	0.1	747	1,519	1,433	52.1	271,149	5.8	270,275
	October	811	16.4	883	1,458	1,478	59.7	273,742	6.6	274,366
	November	694	9.5	841	1,057	1,454	57.8	272,532	8.9	274,924
	December	423	-15.2	751	522	1,474	50.9	273,379	10.0	283,170
2008	January	554	-4.6	817	1,558	1,521	53.7	243,652	-8.2	249,751
	February	770	-2.7	798	1,450	1,468	54.4	271,408	3.2	271,340
	March	824	-15.0	720	1,693	1,456	49.4	275,656	4.0	273,830
	April	989	-8.7	789	2,111	1,633	48.3	275,751	18.7	274,208
	May	1,051	-11.8	783	2,049	1,531	51.1	282,717	2.5	275,827
	June	966	-13.0	771	1,818	1,610	47.9	283,059	4.3	275,531
	July	892	-6.9	814	1,592	1,649	49.4	275,088	2.8	274,013
	August	746	-15.6	748	1,423	1,454	51.4	270,802	2.0	271,545
	September	746	3.5	773	1,423	1,354	57.1	270,802	-0.1	269,918
	October	576	-29.0	628	1,481	1,501	41.9	264,936	-3.2	265,175
	November									
	December									
	Q3 2007	2,563	12.4		4,352			267,833	3.6	
	Q3 2008	2,384	-7.0		4,438			272,406	1.7	
	YTD 2007	9,100	10.7		15,574			264,732	2.0	
	YTD 2008	8,114	-10.8		16,598			273,159	3.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
October 2008

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	2,843	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,864	6.5	69.3	785
	March	669	6.40	6.49	139.4	110.3	2,864	6.8	69.4	784
	April	678	6.60	6.64	139.4	110.8	2,857	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,852	6.9	69.1	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.8	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,852	7.0	69.0	810
	August	715	7.05	7.24	141.7	110.6	2,858	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,860	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,872	6.6	68.8	830
	November	725	7.20	7.39	143.5	111.0	2,875	6.6	68.8	828
	December	734	7.35	7.54	143.6	111.1	2,885	6.7	69.0	828
2008	January	725	7.35	7.39	144.9	110.7	2,888	6.7	68.9	828
	February	718	7.25	7.29	145.3	111.3	2,904	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,921	6.5	69.3	824
	April	700	6.95	6.99	145.8	112.2	2,936	6.4	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,947	6.5	69.7	828
	June	710	6.95	7.15	146.2	113.8	2,935	6.7	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,919	7.0	69.0	843
	August	691	6.65	6.85	146.5	114.7	2,901	7.0	68.5	848
	September	691	6.65	6.85	146.4	114.9	2,911	6.9	68.5	856
	October	713	6.35	7.20		113.7	2,925	6.8	68.6	863
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
October 2008

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	177.4	6.4	68.1	823
	February	679	6.50	6.65	139.2	109.3	177.7	6.2	67.9	836
	March	669	6.40	6.49	139.4	110.3	178.3	6.1	67.9	838
	April	678	6.60	6.64	139.4	110.8	179.0	6.2	68.2	826
	May	709	6.85	7.14	140.0	111.2	181.6	6.1	68.9	813
	June	715	7.05	7.24	140.8	110.7	182.0	6.1	69.0	810
	July	715	7.05	7.24	141.1	110.7	182.5	6.1	69.0	810
	August	715	7.05	7.24	141.7	110.6	180.7	6.5	68.4	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.4	68.5	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.3	68.6	843
	November	725	7.20	7.39	143.5	111.0	184.0	5.6	68.7	855
	December	734	7.35	7.54	143.6	111.1	184.2	6.0	68.9	857
2008	January	725	7.35	7.39	144.9	110.7	184.0	5.7	68.5	862
	February	718	7.25	7.29	145.3	111.3	184.1	6.3	68.8	858
	March	712	7.15	7.19	145.7	111.5	183.0	6.4	68.4	851
	April	700	6.95	6.99	145.8	112.2	181.8	7.6	68.7	838
	May	679	6.15	6.65	145.7	113.3	182.1	7.9	68.9	833
	June	710	6.95	7.15	146.2	113.8	185.3	7.4	69.6	834
	July	710	6.95	7.15	146.3	114.9	187.7	6.6	69.8	837
	August	691	6.65	6.85	146.5	114.7	188.9	6.2	69.8	837
	September	691	6.65	6.85	146.4	114.9	188.8	6.7	70.0	842
	October	713	6.35	7.20		113.7	190.1	7.2	70.7	848
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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